



Petition Number: 2203-ODP-04 & 2203-SPP-04

Project Name: Lantern Commons

Subject Site Address: Northwest corner of East 161st Street and South Union Street

Petitioner: Front Street Partners, LLC

Representative: Church Church Hittle + Antrim

Request: Overall Development Plan and Primary Plat review of 5 Blocks on 57.48 acres +/- in the Lantern Commons PUD District.

Current Zoning: Lantern Commons PUD

Current Land Use: Vacant

Approximate Acreage: 57.48 acres +/-

Property History: Lantern Commons PUD ([Ordinance 21-04](#), April 12, 2021)
Lantern Commons Secondary Plat (2203-SFP-22, *pending*)
Lantern Commons Apartments (2203-DDP-09, *pending*)

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Landscape Plan
6. Public Comments

Staff Reviewer: Rachel Riemenschneider, Associate Planner

BACKGROUND

The property is currently zoned Lantern Commons PUD District. Ordinance 21-04 Lantern Commons PUD (2102-PUD-04) was approved at the April 12, 2021 City Council Meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the February 22, 2022, Technical Advisory Committee meeting.

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
 - 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
 - 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
 - 20) Misc.
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OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 21) Title, scale, north arrow and date.
- 22) Proposed name of the development.
- 23) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 24) Address and legal description of the property.
- 25) Boundary lines of the property including all dimensions.
- 26) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 27) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

- 28) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location of all Floodplain areas within the boundaries of the property.
- 33) Names of legal ditches and streams on or adjacent to the site.
- 34) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 35) Identify buildings proposed for demolition.
- 36) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 37) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS (Chapter 4 of UDO and Ord. 21-04)

The plans comply with Chapter 4 of the UDO and Ordinance 21-04: Lantern Commons PUD.

- 19) Permitted Uses (Sec. 5 of PUD)
- 20) Area E Development Standards (Sec. 6.2 of PUD)
 - a) Maximum Number of Dwelling Units: 325 (375 if additional land is incorporated)
 - b) Minimum Living Area: 600sf
 - c) Minimum Road Frontage: 70'

d) Minimum BSL:

1. Area A, B, C, and D

- (1) Area A - No Building shall be constructed within 50' of the north property line of Area A or within 15' of the west easement boundary of Natalie Wheeler Trail. There shall be no other zoning setback requirements within Area A.
- (2) Area B - No Building shall be constructed within 50' of the west easement boundary of Natalie Wheeler Trail. There shall be no other zoning setback requirements within Area B.
- (3) Area C - No Building shall be constructed within 15' of the south property line and the west easement boundary of Natalie Wheeler Trail. There shall be no other zoning setback requirements within Area C.
- (4) 4. Area D - No Building shall be constructed within 50' of the south and west property lines of Area D. There shall be no other zoning setback requirements within Area D.

2. Area E:

- (1) A minimum 50' setback along the west perimeter of the District in Area E shall be provided.
- (2) No Building shall be constructed within 200' of the north perimeter of the District in Area E. Subject to review and approval by the City, the improvements to be installed between the north property line of the District and the Buildings in Area E shall be in substantial compliance with Exhibit D, attached hereto ("Area E Transition"), including, but not limited to, installation of a 5' mound along the north property line of the District and installation of a decorative fence along the Westfield Boulevard right-of-way to deter pedestrians from entering the Area E Transition area.
- (3) There shall be no other setback requirements within Area E.

e) Maximum Building Height:

f) Minimum Distance Between Buildings:

g) Development Plan Review: Required

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Ord. 21-04)

The plans comply.

21) Accessory Use and Building Standards (UDO Article 6.1 and Sec.8.1 of the PUD)

22) Architectural Standards (UDO Article 6.3(E) and Sec. 8.2 of the PUD)

23) Landscaping Standards (Article 6.8 of UDO and Section 8.4 of PUD)

a) Detention and Retention Areas

1. Natural Appearances:

(1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).

(2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then Landscape Plans shall be prepared and stamped by a licensed landscape architect.

(3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

2. Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).

3. Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

b) Street Trees

1. Requirement: Street Trees shall be required within the Right-of-way of all new or re-developed Local Streets (public or private) in residential Major Subdivisions. Street Trees shall only be required on one (1) side of a Residential Frontage Road. Please note that the Westfield Code of Ordinance; Chapter 34-141 et seq., as amended, also applies within the City's corporate limits.

- c) Minimum Lot Landscaping Requirements: Yards and Open Space areas of all Lots shall be landscaped in accordance with this section (the "Minimum Lot Landscaping Requirements"):

Chart: Minimum Lot Landscaping Requirements

Land Use	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-family Residential (per Lot under 8,000 sq. ft.)	2	1	4
Single-family Residential (per Lot over 8,000 sq. ft.)	4	2	4
Multi-family Residential (per Dwelling Unit)	1	1	4
Institutional Uses (per acre)	2	3	10
Business Uses (per acre)	10	10	25
Industrial Uses (per acre)	5	5	25
Open Space / Common Area (per acre)	10		0

1. Calculation for Recreational Areas: Acreage for athletic fields and courts (including adjacent perimeter areas for coaching and spectator viewing) and areas with playground equipment, may be subtracted from the gross acreage before computing the Minimum Lot Landscaping Requirements.
2. Calculation for Open Space/Common Areas: Plantings required for Open Space or Common Area may be calculated for an overall development, or phase of a development, and then installed and distributed throughout the development's various Open Spaces and Common Areas.
3. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited.

d) External Street Frontage Landscaping

1. Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development, except as

- exempted by Article 6.3(C)(1)(a) (i). The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
2. Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

Southern Common Area: 380.63ft

	Per 100 LF	Required	Provided	Needed
Shade/evergreen	3	12	22	0
Ornamental	2	8	7	0
Shrubs	25	96	96	0

Northern Common Area: 402ft

	Per 100 LF	Required	Provided	Needed
Shade/evergreen	3	13	14	0
Ornamental	2	9	9	0
Shrubs	25	101	101	0

e) Buffer Yard Requirements

1. The boundaries of the Areas, the Open Space Plan (the Gateway), as well as major thoroughfares, shall be developed in substantial compliance with the Concept Plan, subject to City review and approval of the infrastructure elements included in the Concept Plan. The final layouts and site plans within the Areas shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan. (Ord. 21-04)
2. No Building shall be constructed within 200' of the north perimeter of the District in Area E. Subject to review and approval by the City, the improvements to be installed between the north property line of the District and the Buildings in Area E shall be in substantial compliance with Exhibit D attached hereto ("Area E Transition"), including, but not limited to, installation of a 5' mound along the north property line of the District. Mid installation of a decorative fence along the Westfield Boulevard right-of-way to deter pedestrians from entering the Area E Transition area. (Ord. 21-04)

North Buffer Yard: 1431ft

	Per 100 LF	Required	Provided	Needed
Evergreen	10	144	144	0
Shade	3	43	43	0
Shrubs	20	287	287	0

f) Parking Area Landscaping

24) Lighting Standards (Article 6.9 of UDO)

25) Lot Standards (Article 6.10)

26) Parking and Loading Standards (Article 6.14 and Sec. 8.3 of PUD)

27) Setback Standards (Article 6.16)

28) Sign Standards (Article 6.17)

29) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:

1. Forty (40) feet from intersections of Collectors or Local Streets.
2. Seventy-five (75) feet from intersections of Expressways or Arterials.
3. Ten (10) feet from intersections of Driveways or Alleys.
4. Twenty-five (25) feet from intersections of Private Streets.

30) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO and Section 8.5 of PUD)

The plans comply.

31) Easement Standards (Article 8.3)

32) Monument and Marker Standards (Article 8.5)

33) Open Space and Amenity Standards (Article 8.6)

- a) Plantings: Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
- b) Open Space and Development Amenity Improvements:
 - 1. Requirement: Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance (see also Article 10.4 Certificate of Compliance).
 - 2. Approval: Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval of a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
 - 3. Timing of Installation: Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.

34) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards:
 - 1. The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
 - 2. Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
 - 3. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
 - 4. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be

delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

b) External Pedestrian Network Standards

1. Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
2. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
3. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

35) Storm Water Standards (Article 8.8)

36) Street and Right-of-Way Standards (Article 8.9)

37) Street Light Standards (Article 8.10)

38) Street Sign Standards (Article 8.11)

39) Surety Standards (Article 8.12)

40) Utility Standards (Article 8.13)

INFRASTRUCTURE STANDARDS (Section 9 of PUD)

The plans comply.

- 41) The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.
- 42) Thematic elements consistent with the quality and character of those illustrated in Exhibit K. attached hereto ("Site Elements") will be incorporated throughout the District, subject to review and approval by the City.



- 43) The pedestrian bridge improvements for the Natalie Wheeler Trail depicted in Exhibit L ("Gateway Options"), have been designed to facilitate pedestrian movements in the vicinity of the District. The Gateway Options have been tentatively designed and are subject to approval of a mutually acceptable agreement between the City and the owner/developer to permit and finance the construction of these improvements.

DEPARTMENT COMMENTS

1. **Action:** 2203-ODP-04 & 2203-SPP-04 comply with the Lantern Commons PUD and the UDO. The Department recommends approving the petition with the following condition:
 - a. All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
2. If any Plan Commission member has questions prior to the meeting, then please contact Rachel Riemenschneider (463) 231-6649 or rriemenschnneider@westfield.in.gov.